

WAUKESHA WATER UTILITY
P.O. Box 1648, Waukesha, WI 53187-1648

Bank Type: IMPROVEMENT FUND

Paid to: CITY OF NEW BERLIN

Idor #: 41815

Check Number:

43255

Amount: \$ 250.00

Payment Date: 4/26/2019

Invoice	PO #	ACCOUNT NUMBERS				Description	Amount
		Job #	Phase	Cat.	Account #		
1 DA APP (GLEW0003)		GLE-W0003	10	MIS		Developer's Agreement App for WWU Booster Pumping Station	250.00
							\$250.00

COPY

PREPARER

APPROVAL FOR PAYMENT

VK



#41815
City of New Berlin Department of Community Development
3805 S. Casper Drive, New Berlin, WI 53151
Phone (262) 797-2445 / Fax (262) 780-4612 / www.newberlin.org/dcd

Date: 7/18/11
Num: DA App:
(GLEW0003)



Subdivision / Land Division / Developer's Agreement Application

Applicant / Agent / Contact

Name Dan Duchniak
Company Waukesha Water Utility (WWU)
Address 115 Delafield Street
City, State, Zip Waukesha, WI 53187
Phone (262) 521-5272
E-Mail dduchniak@waukesha-water.com
Website http://www.waukesha-water.com/
Project Name or New Company Name WWU Booster Pumping Station
Representing _____
RLS/PE Name Benjamin J. Larson

Property Information

Property Address 3675 S. Racine Ave
Business Name Minooka Park
Tax Key Number(s) NBC 1224994
Current Zoning P-1
Property Owner Waukesha County Park and Land Use
Property Owner's Address 1320 Pewaukee Road

Lot Size 25.22 Acres

Brief Description of Proposal

Split parcel into two lots.

Lot 1 to be used for WWU Booster Pumping Station.

Required Plans & Information

See Handouts for Description of Plans. Failure to submit all required plans will result in rejection of the application.

Application Type	Fees	Plan of Operation	CSM/ Subdivision Plat	Grading Plan	Storm Water Plan	Utility Plan	Perc. Test (if applicable)	Impact Statement
<input checked="" type="checkbox"/> Certified Survey Map (4 lots or less) # Lots: <u>2</u>	\$100/Lot + Developer's Deposit	Letter / Report describing the project	7 copies ¹ & electronic files ²	N/A (may be required)	N/A (may be required)	N/A (may be required)	1 copy	N/A
<input type="checkbox"/> Subdivision (5 or more lots) # Lots: _____	<input type="checkbox"/> Preliminary \$100/Lot <input type="checkbox"/> Final \$150/Lot + Developer's Deposit	Letter / Report describing the request	7 copies ¹ & electronic files ²	7 copies ¹ & electronic files ²	7 copies ¹ & electronic files ²	7 copies ¹ & electronic files ²	1 copy	7 copies & electronic files ²
<input type="checkbox"/> Conceptual CSM Review # Lots: _____	\$50/Lot + Developer's Deposit	Letter / Report describing the request	Concept Plan ¹ & electronic files ²	N/A	Concept Plan ¹ & electronic files ²	N/A	N/A	N/A
<input type="checkbox"/> Developer's Agreement	\$250	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Required Plans & Information (continued)

See Handouts for Description of Plans. Failure to submit all required plans will result in rejection of the application.

Application Type	Fees	Plan of Operation	CSM/ Subdivision Plan	Grading Plan	Storm Water Plan	Utility Plan	Perc. Test (if applicable)	Impact Statement
<input type="checkbox"/> Voluntary Sketch Plan # Lots: _____	1/5 of the cost for Preliminary Plan	Letter / Report describing the request	Concept Plan ¹ (7 copies) & electronic files ²	N/A	Concept Plan ¹ (7 copies) & electronic files ²	N/A	N/A	N/A

Developer's Agreement App for
www Booster Pumping Station

Fees:

Total per lot fee from above	\$ 200.00
Filling Fee	\$ 50.00
Total	\$ 250.00

¹ Drawn to a scale no greater than 1"=100'.

² PDF and ACAD (if applicable) format.

GLEW0003-10-MIS

DEVELOPER'S DEPOSIT IS ALSO REQUIRED FOR ALL APPLICATIONS
(FORM: <http://www.newberlin.org/DocumentCenter/Home/View/245>)

No refunds for denied applications

By the execution of this application, applicant hereby authorizes the City of New Berlin or its agents to enter upon the property during the hours of 7:00 A.M. to 7:00 P.M. daily for the purpose of inspection. Applicant grants this authorization to enter to the City of New Berlin or its agents even if applicant has posted this land against trespassing pursuant to Section 943.13 Wis. Stats.

Signature _____ Date: _____
Only the property owner or property manager may sign, or letter/email of authorization required. The final responsible party is the property owner.

Please do not write below this line

Accepted by: _____ Date: _____
Plan Commission Date: _____
Total Fee: _____
File Number: _____



Make Checks Payable To:
CITY OF NEW BERLIN

WAUKESHA WATER UTILITY
P.O. Box 1648, Waukesha, WI 53187-1648

Bank Type: IMPROVEMENT FUND

Paid to: CITY OF NEW BERLIN
Idor #: 41815

Check Number: 43256

Amount: \$ 300.00

Payment Date: 4/26/2019

Invoice	PO #	ACCOUNT NUMBERS				Description	Amount
		Job #	Phase	Cat.	Account #		
DEV DEP (GLEW0003)		GLE-W0003	10	MIS		Developer's Deposit for WWU Booster Pumping Station	300.00
							\$300.00

COPY

PREPARER

APPROVAL FOR PAYMENT

VK



41815

Date: 4/18/19

Developer's Deposit Development Review /

Finance Form

(Developer Deposit Account 273-005)

Num: DevDep



(GLEW0003)

Project Name: Waukesha Water Utility Booster Pumping Station

Address: 3675 S. Racine Ave

File Number:

Project Type (Based on the chart below): Administrative Permit

Project Fees Due (Based on the chart below): \$ 300.00

Construction Management (please circle): Yes ☒ No ☐

GLEW0003-10-MIS

RESIDENTIAL DEVELOPMENTS (includes Multi-Family)

• 1 to 4 Units/Lots w/o new infrastructure	\$ 300.00
• 1 to 4 Units/Lots w/new infrastructure	2,000.00
• 5 to 10 Units/Lots	4,000.00
• 11 to 25 Units/Lots	7,500.00
• 26 to 50 Units/Lots	10,000.00
• More than 51 Units/Lots	15,000.00

Developer's Deposit
for Waukesha Water
Booster Pumping Station

COMMERCIAL/INDUSTRIAL DEVELOPMENTS (based upon building size)

• Up to 10,000 Sq. Ft.	\$ 3,000.00
• 10,001 to 50,000 Sq. Ft.	7,500.00
• 50,001 to 100,000 Sq. Ft.	10,000.00
• Greater than 100,000 Sq. Ft.	15,000.00

REZONING PETITIONS AND CONDITIONAL USES

• All Applications	\$ 500.00
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ADMINISTRATIVE PERMITS

• Use Approvals (20,000 sq. ft. or less)	\$ 300.00
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WIRELESS COMMUNICATIONS FACILITIES (not to exceed amounts listed below)

• New Mobile Service Support Tower	\$ 1,000.00
• Class I Collocation	\$ 1,000.00

SPECIAL PROJECTS

• Extraterritorial Certified Survey Maps	\$ 100.00
• Ordinance Changes	\$ 100.00
• Sewer & Water Service Area Amendments	\$ 3000.00
• Reaffirmation of a CSM or Subdivision	½ of the CSM or Platting Fees
• Plan Commission Appeals – Admin. Permits	\$150 per Appeal Permits or Waiver
• Tree/Landscape Donation	\$200 (Plus Donation)
• Comprehensive Plan Amendment	\$ 500.00
• TIF/TID (Tax Incremental Finance District) –	\$10,000.00

Please note: Developer's Deposit is not required for Signs, Re-occupancies or Home Occupations.

P:\DCD\Projects\PG-PG-741 Zoning Ord Revisions\PG-741 Zoning Code Updates - Developers Deposit\Developer Deposit\Developer_Deposit CM 2016_10_11 Final

#41815



City of New Berlin

May 10, 2019

Nikki L. Jones
Deputy Director
City of New Berlin Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Date: 5/9/19

Num: PERMIT APP

(GLCS0003)

Subject: Use Approval, Comprehensive Plan Amendment and Rezoning Petition Application for the Booster Pumping Station for the Waukesha Water Utility

\$13,458.40

Dear Ms. Jones:

The Waukesha Water Utility (WWU) submits this application for review for the Use Approval, Comprehensive Plan Amendment and Rezoning of the proposed property located in Section 18 Township 6 North, Range 20 East, Waukesha County, Wisconsin on the southwest corner of S. Racine Avenue and S. Swartz Road in the City of New Berlin (City).

The Great Water Alliance (Program) will transition the City of Waukesha's water supply from groundwater to Lake Michigan water at a net zero water balance with the Lake Michigan watershed. To facilitate the implementation of the Program, Use Approval, Comprehensive Plan Amendment and Rezoning, it will be necessary to develop the previously described property for use as a Booster Pumping Station. This Booster Pumping Station will be a potable water pumping station that will store and convey water from the City of Milwaukee to the City of Waukesha.

We are submitting the following forms for your review and approval:

- City Development Application Form
 - (1) One for Rezoning Application
 - (1) One for Use Approval Application
 - (1) One for Comprehensive Plan Amendment
- City Developer's Deposit Development Review/Finance Form
 - (1) One for Rezoning Application
 - (1) One for Use Approval Application
 - (1) One for Comprehensive Plan Amendment

PO PENDING

GLCS0003-10-MIS

Booster Pumping
Station New Berlin
Permit Applications

As attachments to the above forms, the following documents are submitted:

- Certified Survey Map (CSM) showing the area (Lot 1) to be rezoned with property boundaries and dimensions.
- Landscape and Restoration Plan showing the proposed conceptual site plan and plan of operation.
- Building Elevations showing the Booster Pumping Station planned architectural elevations.

The Booster Pumping Station will operate 24/7 year around and activities will include routine maintenance to the pump station, reservoirs, and site throughout the year that will require workers to be on site. Vehicles traffic will be light and will consist of mostly standard sized trucks and cars.

Comprehensive Plan Amendment: The City of New Berlin 2020 Comprehensive Master Plan, was completed in 2010, and therefore, did not include space allocation for WWU facilities, and a Comprehensive Plan Amendment has become necessary.

Rezoning Application: WWU is petitioning to rezone the property from a Zoning District Park P-1 to Zoning District Institutional I-1. While the zoning will change, it is generally consistent with the City New Berlin Zoning Ordinance for the area. The Booster Pumping Station is not expected to impact or deter the use of adjacent properties consistent with the City of New Berlin Master Plan and the Zoning Ordinance.

The proposed rezoning is not an illegal spot zoning, and is the minimum action necessary to accomplish the intent of the project. A variance or conditional use permit would not achieve the same result. In lieu of pursuing a conditional use for the existing Park P-1 Zoning, rezoning the lot as Institutional I-1 is preferred.

The attached Landscape and Restoration Plan shows the property easements and setbacks. The proposed landscaping for the property will be native grasses, shrubs, and trees, similar to a park and in accordance with City ordinances.

The Booster Pumping Station will not place an unreasonable burden on the ability of the City to provide services such as sewer disposal, water supply, electricity supply, natural gas supply, schools, police protection, fire protection, and transportation. Sanitary will be located on-site. Water for the facilities will be supplied by the reservoirs on site. Electricity and natural gas will be supplied from We Energies. Police and fire protection is anticipated to be from New Berlin. The Booster Pumping Station will be fenced in and includes continuous camera surveillance by the WWU. Police presence for security is anticipated to be minimal. A hydrant is located on site and will be inside the fence to be used for the fire protection for this property only.

Impacts to surrounding properties and the natural environment will be mitigated regarding air, water, noise, stormwater, soil conservation, wildlife and vegetation. The existing condition of the property is agricultural and the proposed condition of the property will include a potable water pump station, two reservoirs, and two stormwater ponds (see the attached Landscape and Restoration Plan). Neighboring properties are used for agricultural, residential, and religious purposes. The Booster Pumping Station will not have significant noise impacts to neighbors when in operation.

Construction activities will include excavation, boring, grading, installation of new infrastructure, and site restoration. Large equipment will be used to facilitate construction activities. The project duration will be approximately two and a half years and construction is scheduled to begin in early 2020 pending regulatory approval.

Additionally, the project will not cause unreasonable soil erosion or have unreasonable adverse effect on rare or irreplaceable natural areas. Sediment control measures shall be in place prior to ground disturbing activities and shall be maintained until the potential for erosion has been eliminated (see the attached Grading, Erosion Control, Sanitary and Stormwater Piping Plan). A Grading and Erosion Control Permit application to the City will



be submitted by the contractor prior to construction starting at the site. A Stormwater Pollution Prevention Plan (SWPPP) will be developed meeting all State and Local ordinances, will be available at all times on-site during construction, and the contractor is required to comply with the plan. Sediment control measures include silt fence around the limits of construction, riprap, inlet protection, erosion matting, and a stone construction entrance.

A Wetland and Waterways Impacts Permit Application for the Program was drafted and submitted to WDNR for review in November 2018 that included the subject property. The Wetland and Waterways Impacts Permit Application is still under review. As part of the application, a Wetland and Waterway Delineation occurred from August 8, 2017 to November 1, 2017 and May 7, 2018 through June 1, 2018. The delineation was led by Ron Londre and Lesley Brotkowski, both WDNR Assured Wetland Delineators, with TRC Environmental Corporation. It confirmed a wetland exists on the adjacent Lot 2 (wetland limits shown on the attached Grading, Erosion Control, Sanitary and Stormwater Piping Plan). A minimum 30-foot buffer to the limits of construction is provided. No other waterbodies are present on the property. Through a review of the Wisconsin Department of Natural Resources Natural Heritage Inventory database and desktop and in-field survey, no threatened, endangered, or Federally-listed species were reported to be potentially within the in the vicinity of the subject property, and it is anticipated that the property improvements are not likely to adversely affect federally or state listed species.

As part of the Wetland and Waterways Impacts Permit Application, impacts to cultural resources were also documented and WWU will comply with state and federal cultural resource regulations. Phase I Archeology surveys were conducted in all locations where land disturbance is proposed where previous construction has not significantly disturbed the land. The Program also developed an Unanticipated Archeology Discoveries Plan that will be followed during construction. Two cultural artifacts were identified in the vicinity of the Booster Pumping Station property: a Late Archaic Durst project point was found with the recommendation that no additional archaeological work is recommended for the location and an existing landmark sign at the corner of S. Racine Avenue and S. Swartz Road that will remain. A tree line will be planted (see the attached Landscape and Restoration Plan) to keep the public view of the sign and its environment intact. Across the street and west of the subject property, lies a graveyard, which is not anticipated to be impacted during construction.

WWU respectfully requests your review of the information above and supporting documents to obtain a use approval, comprehensive plan amendment, and zoning district change for the subject property.

WWU understands the application fee to be as shown in Table 1. The fees were established based on the total square footage of structures located on the property which include the building at 16,323 SF and the reservoirs at 69,237 SF for a total of 85,560 SF.



Table 1 -- Application Fee Table

Permit Application	Application Fee	Developer's Deposit	Total Fee
Use Approval Application	\$300.00 + \$1,283.40 + \$50.00	\$10,000.00	\$11,633.40
Comprehensive Plan Amendment	\$125.00 + \$50.00	\$500.00	\$675.00
Rezoning Application	\$600.00 + \$50.00	\$500.00	\$1,150.00
Total Fee			\$13,458.40

A check in the total amount of \$13,458.40 is included. If you have any questions or concerns, please feel free to contact me at (262) 409-4440 or Catharine Richardson at Greeley and Hansen at (262) 290-2254 or crichardson@greeley-hansen.com.

Yours very truly,

Waukesha Water Utility

A handwritten signature in black ink, appearing to read "D. Duchniak", written over the printed name.

Daniel S. Duchniak, P.E.

General Manager Waukesha Water Utility

TLW

- Encl. (1): City of New Berlin Permit Application, (one per application type) [Application Forms_05102019.pdf]
(2): City of New Berlin Developer's Deposit Development Review/Finance Form, (one per application type) [Deposit Forms-05102019.pdf]
(3): Certified Survey Map [2019-04-15_BPS CSM-MAP.pdf]
(4): Project Grading, Erosion Control, Sanitary and Stormwater Piping Plan and Landscape and Restoration Plan [CP3 Grading and Ldsp Plan.pdf]
(5): Architectural Building Elevations [Building Arch Elevations.pdf]
(6): Permit Application Fees - \$13,458.40

C: File

City of New Berlin # 41815

Date: 7/2/19

Revised Impact/Platting Fee Schedule**March 23, 2012**Num: CSM Fee
(GLCS0003)

Facility	Single Family	Multi-Family	Industrial	Retail
Library	\$154.00	\$109.00	N/A	N/A
Park	\$142.00	\$85.00	N/A	N/A
Fire and Rescue	\$174.00	\$132.00	\$0.0074	\$0.1200
Sub-Total	\$470.00	\$326.00	\$0.0074	\$0.1200
Platting / Per Unit Fees*				
	Residential		Non-Residential	
Public Site**	\$1807.60		\$946.14	+ \$100/acre
Open Space	\$130.00		\$260.00	
TOTAL	\$1933.60		\$1206.14	+ \$100/acre

Note: *Lot fees due at time of Final CSM / Plat. Unit fees due at time of building permit.

Per §18.10 (3)(b) Public site fee based on average cost of a residential lot divided by 25, or a non-residential lot divided by 50. Average lot cost shall be determined by the City Assessor on the first business day of each year. The average value of a residential lot as of 1/2/2001 is \$45,190.00. The average value of a non-residential lot as of 1/2/2001 is \$47,307.00.

CSM Park, Site, & Open Space Fee

PO. 319169

GLCS0003-10-MIS

Approved by Dan
via attached email →

#41815 City of New Berlin

Valerie M. Kraemer

From: Joseph P. Ciurro
Sent: Wednesday, September 18, 2019 11:03 AM
To: Valerie M. Kraemer
Subject: FW: GWA - New Berlin Conditional-Use Application

Date: 9/18/19

NUM: COND USE APPL
(GLCS0003)

From: Richardson, Catharine <crichardson@greeley-hansen.com>
Sent: Wednesday, September 18, 2019 10:56 AM
To: Christopher, Ryan <rchristopher@greeley-hansen.com>; Joseph P. Ciurro <JCiurro@waukesha-water.com>
Cc: Dan S. Duchniak <DDuchniak@waukesha-water.com>
Subject: RE: GWA - New Berlin Conditional-Use Application

Joe,

Upon further investigation the reservoir square footage is included in the fee as well so the new number is \$1933.40.

Same formula from Ryan's email but the building is 16,323 and the reservoirs are 69,237 SF for a total of 85,560 SF.

$\$600 + 85.56(\$15) + \$50 = \1933.40

Sorry for the confusion.

Katie

OK
DSC
9/18/19

Regards,

Katie Richardson, PE, ENV SP
Greeley and Hansen
Waukesha Office Director
P: 262-290-2254
M: 312-550-2508

PO 319231

GLCS0003-10-MIS

Conditional Use Application

For Booster Pumping Station

From: Christopher, Ryan
Sent: Tuesday, September 17, 2019 1:03 PM
To: Joe Ciurro <JCiurro@waukesha-water.com>
Cc: Daniel S. Duchniak, P.E. <d duchniak@waukesha-water.com>; Richardson, Catharine <crichardson@greeley-hansen.com>
Subject: GWA - New Berlin Conditional-Use Application

Joe,

Attached is the New Berlin conditional use application. For the fee, the total is calculated as follows:

- Application Fee: \$600 + \$15 per 1,000 sq. ft. of new construction or modification.
- Filing Fee: \$50

The building is 16,323 square feet.

The amount owed:

$\$600 + (\$15 \times 16,323 \text{ sf} / 1,000 \text{ sf}) + \$50 = \$894.85$



City of New Berlin #41815
**Developer's Deposit Development Review /
 Finance Form**

(Developer Deposit Account 273-005)



Project Name: WWU Booster Pump Station

Address: 3675 S. Racine Ave

File Number: _____

Project Type (Based on the chart below): Conditional Uses

* Project Fees Due (Based on the chart below): \$ 500.00

Construction Management (please circle): Yes ☒ No ☐

Date: 9/19/19

Num: PROJ FEE
(GLCS0003)

PO: 319235

GLCS0003-10-MIS

RESIDENTIAL DEVELOPMENTS (includes Multi-Family)

- 1 to 4 Units/Lots w/o new infrastructure \$ 300.00
- 1 to 4 Units/Lots w/new infrastructure 2,000.00
- 5 to 10 Units/Lots 4,000.00
- 11 to 25 Units/Lots 7,500.00
- 26 to 50 Units/Lots 10,000.00
- More than 51 Units/Lots 15,000.00

COMMERCIAL/INDUSTRIAL DEVELOPMENTS (based upon building size)

- Up to 10,000 Sq. Ft. \$ 3,000.00
- 10,001 to 50,000 Sq. Ft. 7,500.00
- 50,001 to 100,000 Sq. Ft. 10,000.00
- Greater than 100,000 Sq. Ft. 15,000.00

REZONING PETITIONS AND CONDITIONAL USES

- All Applications \$ 500.00

ADMINISTRATIVE PERMITS

- Use Approvals (20,000 sq. ft. or less) \$ 300.00

WIRELESS COMMUNICATIONS FACILITIES (not to exceed amounts listed below)

- New Mobile Service Support Tower \$ 1,000.00
- Class I Collocation \$ 1,000.00

SPECIAL PROJECTS

- Extraterritorial Certified Survey Maps \$ 100.00
- Ordinance Changes \$ 100.00
- Sewer & Water Service Area Amendments \$ 3000.00
- Reaffirmation of a CSM or Subdivision ½ of the CSM or Platting Fees
- Plan Commission Appeals – Admin. Permits \$150 per Appeal Permits or Waiver
- Tree/Landscape Donation \$200 (Plus Donation)
- Comprehensive Plan Amendment \$ 500.00
- TIF/TID (Tax Incremental Finance District) – \$10,000.00

Project Fees -
Conditional
Use for
Booster
Pumping
Station

OK
1757
9/19/19

Please note: Developer's Deposit is not required for Signs, Re-occupancies or Home Occupations.